THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20120090729 DEEDWARR
Recvd: 11/28/12 14:49 3 pgs
Fees:18.00 Taxes:217.00
20121128-0109372

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $58,649.50

Affiant

Subscribed and sworn to before me this the 28th day of November, 2012.

Notary Public

My Commission Expires: 10-28-2015

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
J. Sherman Russell 7560 Old Charlotte Pike Nashville, Tennessee 37209	Same	Map 114 Parcel 017.00 P/O

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Patricia L. Robertson, with spouse, Donald F. Robertson, joining in this conveyance,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **J. Sherman Russell, an unmarried person**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and incorporated by reference herein.

Being a part of the same property conveyed to Patricia L. Robertson by deed from Larry D. Craig, Trustee, of record in Instrument No. 20121128-0109371, Registers's Office for Davidson County, Tennessee.

The aforedescribed tract of land is subject to that portion of the Shuster cemetery and access roadway serving said cemetery as described in Book 340, Page 188, Register's Office for Davidson County, Tennessee.

Donald F. Robertson joins in this conveyance to convey any and all marital interest he possesses in and to the aforedescribed tract of land.

This instrument prepared upon information furnished by the parties and without the benefit of title insurance or closing thereupon.

This is unimproved property lying off of Old Charlotte Pike, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of November, 2012.

Patricia L. Robertson
PATRICIA L. ROBERTSON

Donald F. Robertson
DONALD F. ROBERTSON, SPOUSE
OF PATRICIA L. ROBERTSON

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Patricia L. Robertson and husband, Donald F. Robertson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 28th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

EXHIBIT "A"

A TRACT OF LAND IN THE 35TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LYING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE, BEING A PORTION OF PARCEL 17.00 ON DAVIDSON COUNTY TAX MAP NO. 114 AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, JOB NUMBER 2012-092, DATED OCTOBER 26, 2012 AND PROCEEDING AS FOLLOWS:

COMMENCING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE, SAID IRON ROD BEING THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO CHARLES D. RAYBURN ETUX AS OF RECORD IN BOOK 8234, PAGE 115, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

A. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE, SOUTH 73 DEGREES 43 MINUTES 00 SECONDS WEST, 50.00 FEET TO AN IRON ROD (SET), BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE,
1. CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE, SOUTH 73 DEGREES 43 MINUTES 00 SECONDS WEST, 263.92 FEET TO AN IRON ROD (SET); SAID IRON ROD BEING THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SHERMAN RUSSELL AS OF RECORD IN DEED BOOK 5259, PAGE 456, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF OLD CHARLOTTE PIKE, AND WITH THE EASTERLY PROPERTY LINE OF SAID SHERMAN RUSSELL, NORTH 16 DEGREES 09 MINUTES 52 SECONDS WEST, 873.29 FEET TO AN IRON ROD (SET); THENCE,
3. NORTH 03 DEGREES 59 MINUTES 50 SECONDS WEST, 649.18 FEET TO AN IRON ROD (SET) IN THE SOUTHERLY BOUNDARY LINE OF HICKORY TRAIL FARMS SUBDIVISION, SECTION 1 AS OF RECORD IN PLAT BOOK 4460, PAGE 194, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
4. WITH THE SOUTHERLY BOUNDARY LINE OF SAID HICKORY TRAIL FARMS SUBDIVISON, SECTION I, IN PART, SOUTH 66 DEGREES 23 MINUTES 07 SECONDS EAST, 132.09 FEET TO AN IRON ROD (SET); THENCE,
5. SOUTH 63 DEGREES 16 MINUTES 21 SECONDS EAST, 139.54 FEET TO AN IRON ROD (SET); THENCE,
6. SOUTH 55 DEGREES 27 MINUTES 44 SECONDS EAST, 281.53 FEET TO AN EXISTING FENCE CORNER AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO RUTH HOOVER AND NANCY KNOX AS OF RECORD IN INSTRUMENT NO. 20010404-0032742, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO LYING IN THE SOUTHERLY PROPERTY LINE OF LOT 7 AS SHOWN ON THE RESUBDIVISION OF LOTS 6 AND 7 ON HICKORY TRAIL FARMS SUBDIVISION, SECTION I REVISED AS OF RECORD IN PLAT BOOK 4885, PAGE 115, SAID REGISTER'S OFFICE; THENCE,
7. GENERALLY WITH THE FENCE AND THE WESTERLY PROPERTY LINE OF SAID HOOVER AND KNOX, IN PART, SOUTH 15 DEGREES 30 MINUTES 24 SECONDS EAST, 305.88 FEET TO AN IRON ROD (SET) IN THE EXISTING FENCE LINE; THENCE,
8. LEAVING THE WESTERLY PROPERTY LINE OF SAID HOOVER AND KNOX, AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, SOUTH 73 DEGREES 31 MINUTES 06 SECONDS WEST, 415.65 FEET; THENCE
9. SOUTH 16 DEGREES 09 MINUTES 52 SECONDS EAST, 428.65 FEET TO AN IRON ROD (SET); THENCE,
10. NORTH 73 DEGREES 31 MINUTES 06 SECONDS EAST, 160.16 FEET TO AN IRON ROD (SET); THENCE,
11. SOUTH 16 DEGREES 46 MINUTES 56 SECONDS EAST, 374.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 393,049 SQUARE FEET OR 9.023 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE LIMITS OF SHUSTER CEMETERY AND THE ACCESS ROADWAY TO THAT PORTION OF SAID CEMETERY.

PR DJR